

EXISTING LAND USE WITHIN BISCOE AND THE ONE MILE FRINGE AREA

The Town of Biscoe is basically rectangular in shape, being one and one quarter miles long and one mile wide. There is one small irregular protrusion at the northwest corner of the corporate limits. The total area within the corporate limits is 837.4 acres. Only 331 acres (39.5 percent) are developed for urban purposes. This means that 506.4 acres (60.5 percent) within the town are still undeveloped. A glance at the Existing Land Use Map on page 20 reveals that the largest concentration of this undeveloped acreage lies in the southeastern section of the town. Another large undeveloped area is located in the northeast section. Fairly sizable undeveloped areas can be seen in the northwest section of town and in the west-central area of the southwest section.

With the exception of narrow strips bordering the natural drainageways in these areas, most of this undeveloped land can be used for urban development. Reluctance of owners to make unused land and property available, lack of utilities, and difficulty of access are some of the main reasons why these areas have not developed.

Approximately 10 percent of the land in the one mile fringe area is developed. The remaining 90 percent is mainly woodland with a few areas devoted to farming. As long as such a large amount of undeveloped land remains within the town limits development in the fringe area should be kept to a minimum. The majority of the development in the fringe area is strip development of mixed uses along the two highways serving the town. This situation has greatly increased traffic congestion and hazards on the two highways.

A detailed breakdown of land use in the Biscoe Planning Area follows the section on land use comparisons below.

COMPARISON WITH OTHER MUNICIPALITIES

The chart on page 23 shows how land uses in Biscoe compare with those of other towns and cities nearby. Information on